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AUG - 5 2004

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## Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Leslye Corsiglia

**SUBJECT:** SEE BELOW

**DATE:** August 4, 2004

Approved

Date

8.5.04

**COUNCIL DISTRICT:** Various

**SNI AREA:** Various

### INFORMATION

#### **SUBJECT: AWARDS RECEIVED FOR CITY-ASSISTED HOUSING DEVELOPMENTS**

Recently, two national organizations made four separate awards to the City of San Jose' for innovative affordable housing developments that the City has assisted. Additionally, the developers of several City-assisted developments have recently received awards, providing further recognition for the City's housing initiatives.

#### **Awards to the City of San Jose'**

During the first six months of 2004, the City has received the following awards:

- **Markham Plaza** (Council District 7)--The National Association of Housing and Redevelopment Officials (NAHRO) granted Awards of Merit for this project, which was also nominated for an Award of Excellence. Additionally, the National Association of Local Housing Finance Agencies (NALHFA) granted an Award of Merit for the project.

Located about two miles south of Downtown and developed by CORE Development, Inc., Markham Plaza provides 299 single room occupancy (SRO) and six two-bedroom units. On-site support services, provided by the Emergency Housing Consortium, are available to residents, including job and computer training, as well as case management. Through a joint use agreement with the Monterey Glen Inn, Markham Plaza residents can access recreational facilities, including a swimming pool, and can purchase healthy, fresh-cooked meals for 50 cents every evening. Markham Plaza serves the needs of two special groups—extremely low-income workers who perform vital services to downtown businesses and other service-oriented employers, as well as extremely low income persons who suffer from physical or mental disabilities.

- **Betty Ann Gardens** (Council District 4)—NALHFA also granted an Award of Merit for this project. Betty Ann Gardens is located in the Berryessa District of San Jose and consists of 76 rental units for extremely low, very-low and low-income families. It

includes numerous green building features. The project developer, First Community Housing, provides each resident with a free EcoPass for public transit. Energy-saving features enabled the project to exceed California Title 24 energy-efficiency requirements by more than 27%. The developers made extensive use of recycled and recyclable materials, in addition to items designed to promote resident health and good indoor air quality by minimizing the use of products containing formaldehyde, vinyl, VOC's, and other potential toxins.

- **Mabuhay Court** (Council District 3)—NAHRO also granted an Award of Merit for this project and nominated it for an Award of Excellence. Mabuhay Court, located in Japantown, is a 96-unit housing development that addresses the housing needs of very low-income seniors. Mabuhay Court has been skillfully integrated with a new community center, both located on land that the city previously owned. The project is designed to enhance the existing low-density neighborhood.

This is the first time that NALHFA has made two awards to the same community in the same year. In a first for San Jose, NAHRO nominated for Awards of Excellence both projects that the City submitted for consideration.

#### **Awards to Developers of City Assisted Housing**

Developers have received several prestigious awards during the first half of 2004 alone:

- The California Tax Credit Allocation Committee received the prestigious *Charles L. Edson Tax Credit Excellence Award* to CORE Development Inc. for **Markham Plaza**. At the May 19th award ceremony in Washington, D.C, the project was cited as the top urban tax credit property in the United States.
- The **Northside Community Center/Mabuhay Court** project won the prestigious *2004 Merit Award* from the AIA California Council. On June 15, 2004, the President and CEO of the Fannie Mae Foundation toured this combined project and presented to the developer (BRIDGE Housing) the prestigious Maxwell Award of Excellence and a \$50,000 check. The project was one of six national award winners selected out of more than 100 applicants. In addition, Mabuhay Court received two *Gold Nugget Awards* from the California Building Industry Association—*Best Affordable Housing Project* and *Best Senior Housing Active Adult*.
- The **Craig Gardens** (Council District 9) development, sponsored by First Community Housing, received the *Best in Senior Housing—2004* award from the National Association of Homebuilders. The project consists of 90 one-bedroom suites and common areas designed to meet the special needs of senior citizens. It is conveniently located near shopping on Bascom Avenue near Union.
- **El Paseo Studios** (Council District 9) also sponsored by First Community Housing, won two awards--the *Gold Nugget Award* for the Sustainable/Green Project of the Year 2004 and a *2004 Excellence in Design—Runner Up* designation from the *Environmental+Construction* magazine. The development consists of 98 single-room occupancy units, lounges, and a large outdoor courtyard. It is located where Hamilton and Campbell Avenues converge.

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Since 1996, the City has directly received three statewide and over 35 separate national awards for its housing programs and projects. It has received 15 separate regional and national awards for its housing program marketing and other information materials. The City's developer partners have received numerous other awards, as illustrated above.

The City's innovative planning and resulting programs and projects have gained this Statewide and national recognition for design, affordability, and ability to attract and leverage substantial public and private financing. The City Council's vision and leadership were essential to making these successes possible and widely recognized.

  
LESLEYE CORSIGLIA  
Director of Housing

